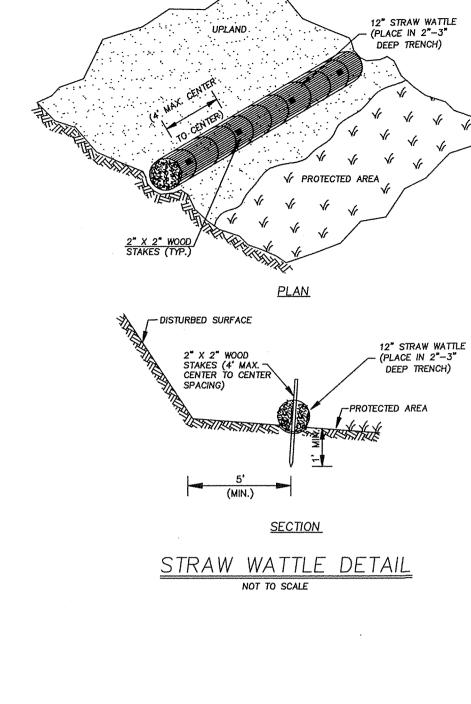
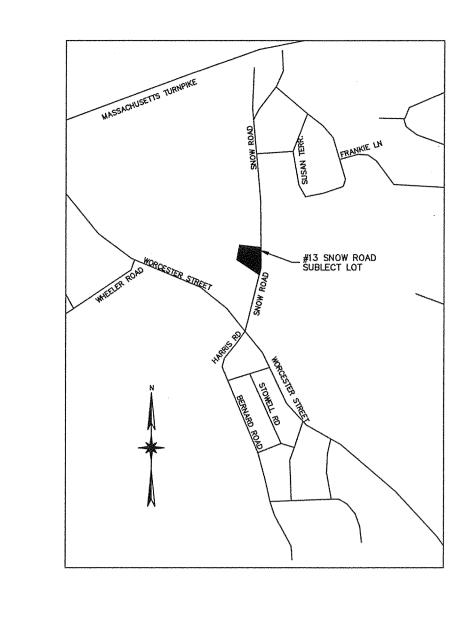


1 INCH = 20 FEET





LOCUS MAP 1"=1000'

Conditions Conditions No Change Lot area No Change 232' Frontage Lot Coverage 23.9 % (+/-) n.a. Front Set back n.a. 41.8'/30.2'(+/-) Side Set back n.a. Rear Set back n.a. 49.0 (+/-) Mean Height 20' n.a. n.a. Stories

Public

Public

Existing

Proposed

Public

Public

Swales

Owner:

Ted Leszczynski

Zoning:

R 20 Lot Area: 20,000 Lot Coverage: 30% Frontage: 125'

Front yard: 30' Side yard: 15' Rear yard: 15' Mean Hieght: 35' Stories: 2

Parking Calculations

Two Family Home, required is 2 spaces/unit=4 spaces

Water Service

Sewer Service

Storm Drainage Swales

Earth Removal Calculations

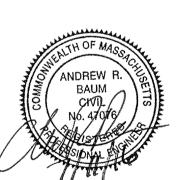
The volume of earth to removed from the foundation area of the home is approximately six hundred (600) cubic yards.

Lot Coverage Calculations

Lot Area= 33, 541 s.f. +/-**Duplex Structure = 4,286 s.f. or 12.8%** P.T. Decks=392 s.f. or 1.2 % Paving=3,185 s.f. or 9.5% Walkways=138 s.f. or 0.4%

Percent Coverage = 23.9%

FOR PERMIT PURPOSES ONLY NOT FOR CONSTRUCTION



REVISIONS Trifone Design Associates, Inc. **Architectural Designers** Civil Engineers Tel: (508) 333-6862

PLAN REFERENCES:

PLAN BOOK 248, PLAN 5 PLAN BOOK 198, PLAN 40

DEED REFERENCES: BOOK 10072 PAGE 323 BOOK 43382 PAGE 118 BOOK 9103 PAGE 174

OWNER THEODORE LESZCZYNSKI

WORCESTER, MA 01604

TEL: 774-200-0638

DEED REFERENCES:

BOOK 10072 PAGE 323

BOOK 9103 PAGE 174

#1 HATFIELD STREET,UNIT #3

ASSESORS MAP 46 PLOT #31

GRAFTON, MA

Sturbridge, MA 01566

PREPARED FOR

PROPOSED SITE

PLAN

13 SNOW ROAD

THEODORE LESZCZYNSKI

SCALE: AS NOTED July 11, 2016 DATE: 110-004 JOB NO: 16-174-EXCON PLAN NO: 1 OF 1 SHEET NO:

ABUTTERS LOCUS

1"=150'

15 SNOW ROAD N/F KENYON

SUBJECT PARCEL 13 SNOW ROAD THEODORE LESZCZYSKI

14 SNOW ROAD N/F SNOW

8 SNOW ROAD N/F BESHAI

104 WORCESTER ST. N/F COUNTRY PLAZA LLC

13 SNOW ROAD ? N/F GUSTAFSON

108 WORCESTER ST.

110 WORCESTER/ST.

PLAN PURPOSE:
PROPOSED SITE PLAN FOR A NEW TWO FAMILY HOME TO BE
CONSTRUCTED IN AN R20 ZONE. ALLOWED UNDER THE USE REGULATIONS
TABLE 3.2.3.1, WITH THE APPROVAL OF A SPECIAL PERMIT.

NOTES:

- 1) ALL CONSTRUCTION SHALL COMPLY TO ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
- 2) DIG SAFE SHALL BE CONTACTED PRIOR TO ANY EXCAVATION, AS REQUIRED BY LAW.